

HERITAGE POINTE STATUS

UPDATED 5/17/23

OVERALL PROPERTY:

Clubhouse:

- The fitness center, card room, and library are closed indefinitely as we're waiting for a permit to complete the restoration of the clubhouse.

Front gate:

- Repairs are completed.
- Due to heavy construction traffic the gates will remain open from 6:00 AM until 8:00 PM
- On July 1 the front gate will be fully operational
- Replacement remotes can be purchased in the office at a cost of \$25.

Parking:

- No spots are currently assigned.
- Please do not park up against the buildings as those spots are reserved for restoration equipment.
- Considering two bids for carport replacements

Elevators:

- The repair work started with Building 11 and is now complete.
- Building 10 will be completed on Thursday and Building 9 will be completed on Friday.
- Please remember the elevators being worked on will be out of order for the duration of the repair of that building.
- Be sure to carry a phone with you in case the emergency phone is malfunctioning

Lake:

- Salinity extremely high due to storm surge
- Fountains cannot be operated due to salinity factor
- Using recommended product to allow irrigation to resume

Public Adjuster:

- The Board has hired Altieri Insurance Consultants to assess the damage from Hurricane Ian and assist us in getting a fair settlement from our wind and flood insurance claims.
- Their representative has examined units in all buildings.

WIND CLAIM:

Items covered by the Master wind policy for floors 2 – 4:

- **Moisture remediation**
- **Boarded up windows**
- **Moisture barrier**
- **Paint-ready drywall (does not include texture)**
- **The owner is responsible to make repairs for ALL other wind damages, which should be covered by your own H06 policy**

Roofs:

- Awaiting Crowther Roofing to repair insulation, soffits, and downspouts

Lanai Screens:

- Insurance coverage for screen replacement is still unresolved
- There is a shortage of screen material, so it may be months before resolution

Windows:

- Covered under the Master wind policy
- Boarded-up windows
 - Windows have arrived and the installation is ongoing in building 6.
 - Please remember the installers are qualified and it is the actual repair of the touch up of drywall and paint that takes a long time with each window.
- All other damaged windows
 - Amount is still to be determined by the adjuster, can do nothing until we get more definitive information
 - If you replace your windows before we have reached a resolution with the wind adjuster, please take photos of the damaged window, and save your receipt.

FLOOD CLAIM:

CRC First-Floor Restoration:

1. For your safety, please do not enter the first-floor units.
2. Meetings with Nick to select finishes are in the process for buildings 8, 9, 10 and 11.
3. Permits:
 - Received all except clubhouse
4. Vapor Barrier:
 - Work completed – all
 - Inspections passed for buildings 1 – 8, 10 & 11
5. Drywall Hanging
 - Work completed – buildings 1 – 8 and 11.
 - In Progress-buildings 9 & 10
6. Drywall Finishing
 - Work completed buildings 1-7
 - In Progress- buildings 8 & 11
7. Texturing
 - Work completed – buildings 1 - 7
8. Priming Walls
 - Completed buildings 1-5
 - In Progress – building 6
9. Interior Doors:
 - Doors installed in buildings 1, 2 & 3
 - Trim is complete in building 1-4
 - Trim in progress for buildings 1 & 3
10. Storage Doors:
 - Install completed in all buildings
 - Trim is in progress
11. Entry Doors:
 - Install completed in Buildings 1 – 7 with existing door handles/locks

Storage Trailers:

First-floor owners may park a storage trailer not to exceed 8' x 16' from now through completion of final inspections and the owner is informed the condo may be occupied.

Items covered by Master flood policy includes the following which will be replaced with "like, kind and quality":

- Drywall
- Baseboards
- Flooring (EXCEPT tile which will be cleaned and sanitized.)
- Interior doors and casings
- Kitchen base cabinets only
- Bathrooms
- Major appliances, which is stove, dishwasher and refrigerator
- HVAC condenser
- Lanai sliders

RESOURCES – AVAILABLE ON OUR WEBSITE UNDER THE "INSURANCE" HEADING:

- Master Flood Declarations
- Master Wind Policy
- Master Flood coverage
- Details of Loss on HP letterhead by Terrace